

WELCOME TO
RIO SOUTH
TEXAS REGION
BINATIONAL OVERVIEW

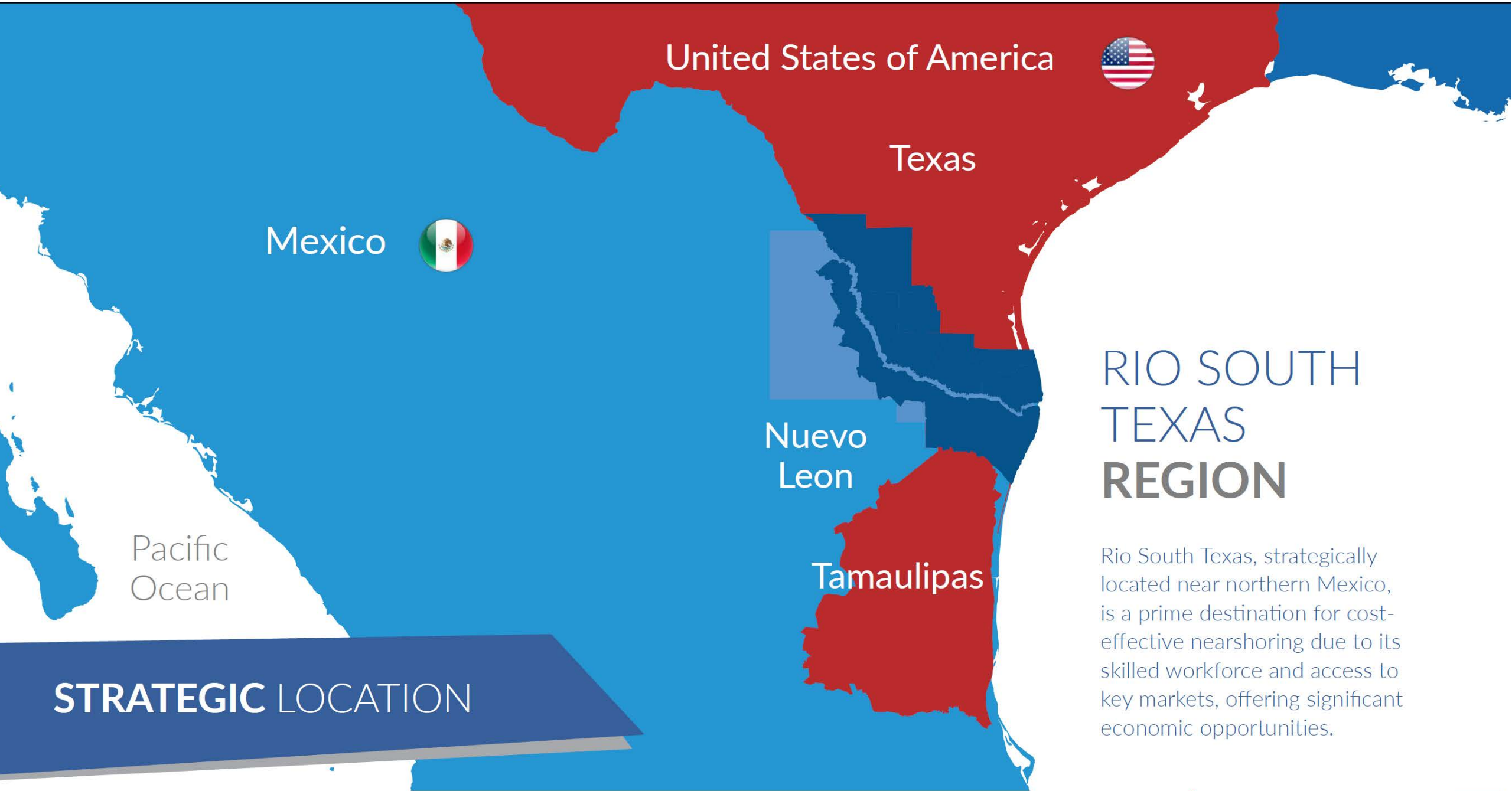




The Rio South Texas Region

Pacific Ocean

Atlantic Ocean



United States of America



Texas

Mexico



Nuevo Leon

Tamaulipas

Pacific Ocean

STRATEGIC LOCATION

RIO SOUTH TEXAS REGION

Rio South Texas, strategically located near northern Mexico, is a prime destination for cost-effective nearshoring due to its skilled workforce and access to key markets, offering significant economic opportunities.

REGION POPULATION

RIO SOUTH TEXAS

Total population
7 Counties
1,716,855



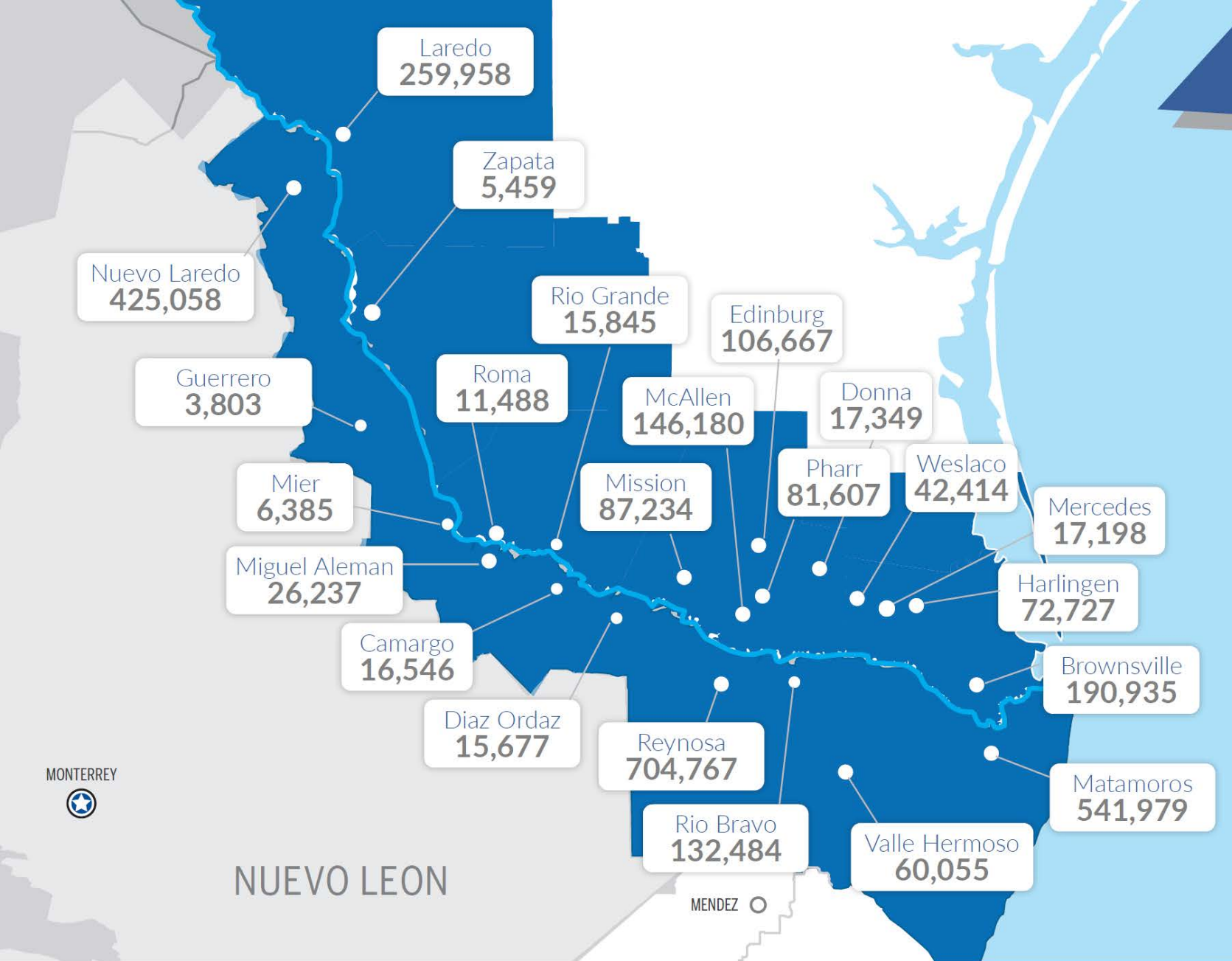
NORTH TAMAUlipAS

Total population
1,932,991



TOTAL REGION
3,649,846

Source: INEGI, 2020. ESRI Oct 2023



HIGHWAY CONNECTIVITY

The region has an excellent connectivity network of highways that interconnect the cities.



Main Highways

- Mazatlan - Matamoros
- Manzanillo / Lazaro Cardenas - Tampico
- CDMX - Nuevo Laredo
- Veracruz - Monterrey / Matamoros



AIR CONNECTIVITY



USA DEPARTURES

Austin | Cancun | Chicago | Dallas-Fort Worth | Houston
Las Vegas | Los Angeles | Minneapolis | Orlando

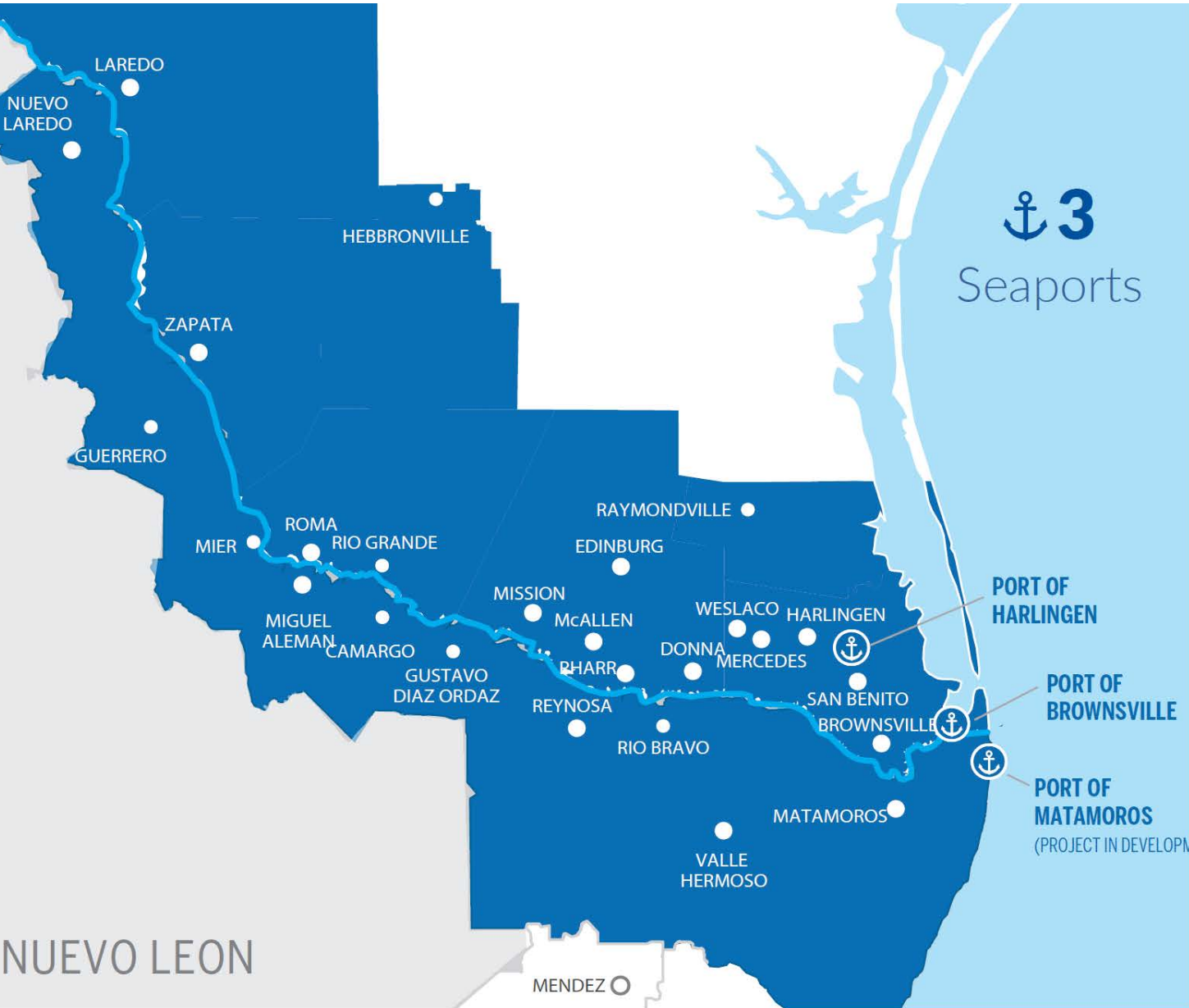
MEXICO DEPARTURES

Mexico City | Cancun | Ciudad del Carmen | Guadalajara,
Monterrey | Villahermosa | Ciudad Victoria | Poza Rica | Veracruz





3 Seaports



PORT OF BROWNSVILLE

- Connected to the Gulf of Mexico by a 17-mile-long ship channel.
- 6 liquid cargo docks.
- 13 cargo docks.
- Ranked in the top three FTZs in the United States
- 1+ million sq. ft. covered storage
- 3+ million sq. ft. open storage.
- 40,000 acres (16,187 hectáreas) of land available for development.
- Top 3 commodities: petroleum products, steel and metals.

PORT OF HARLINGEN

- 2,000 acres (0.8 hectáreas) of land.
- 5 Docks
- Direct connection to US-77, US-83 and I-69.
- Located 25 miles inland of the Gulf Intracoastal Waterway.
- Air Service through the International Cargo facilities at Valley International Airport.

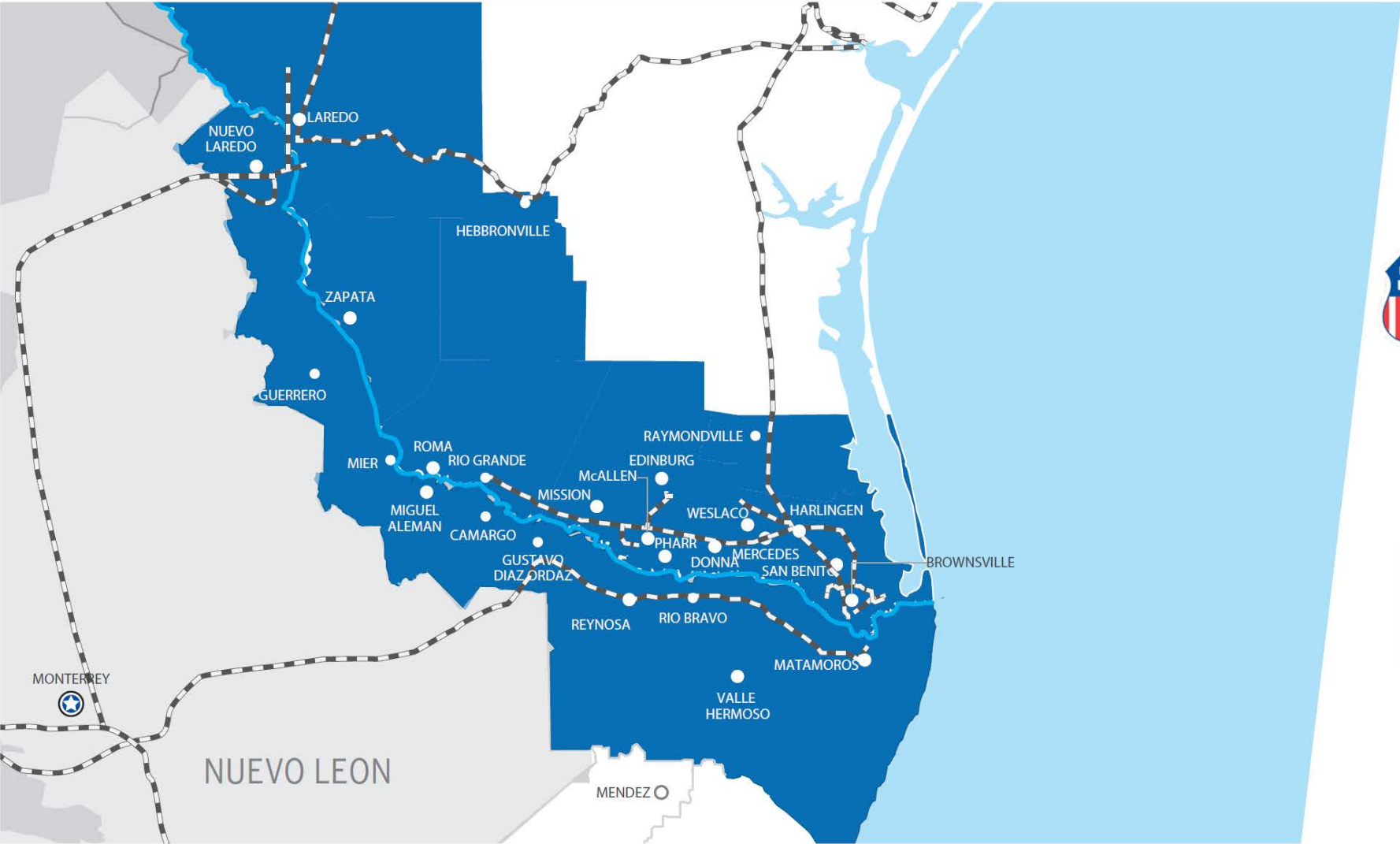
PORT OF MATAMOROS

(PROJECT IN DEVELOPMENT)

- Enabled as a high-altitude and cabotage port
- 400 hectares available
- 100 more hectares of industrial area (additional)
- 80 m navigation channel template, 4 m draft, 2500 m. long, a concrete pier measuring 138 m. by 12 m.

Sources: • Port of Brownsville www.portofbrownsville.com • Port of Harlingen /
 • Secretaría de Desarrollo Económico del Gobierno de Tamaulipas apitamauipas.com
www.tamaulipas.gob.mx/developoeconomico/puertos-de-tamaulipas/

RAILROAD CONNECTIVITY



THREE CLASS I RAILROADS OPERATE IN RIO SOUTH TEXAS:

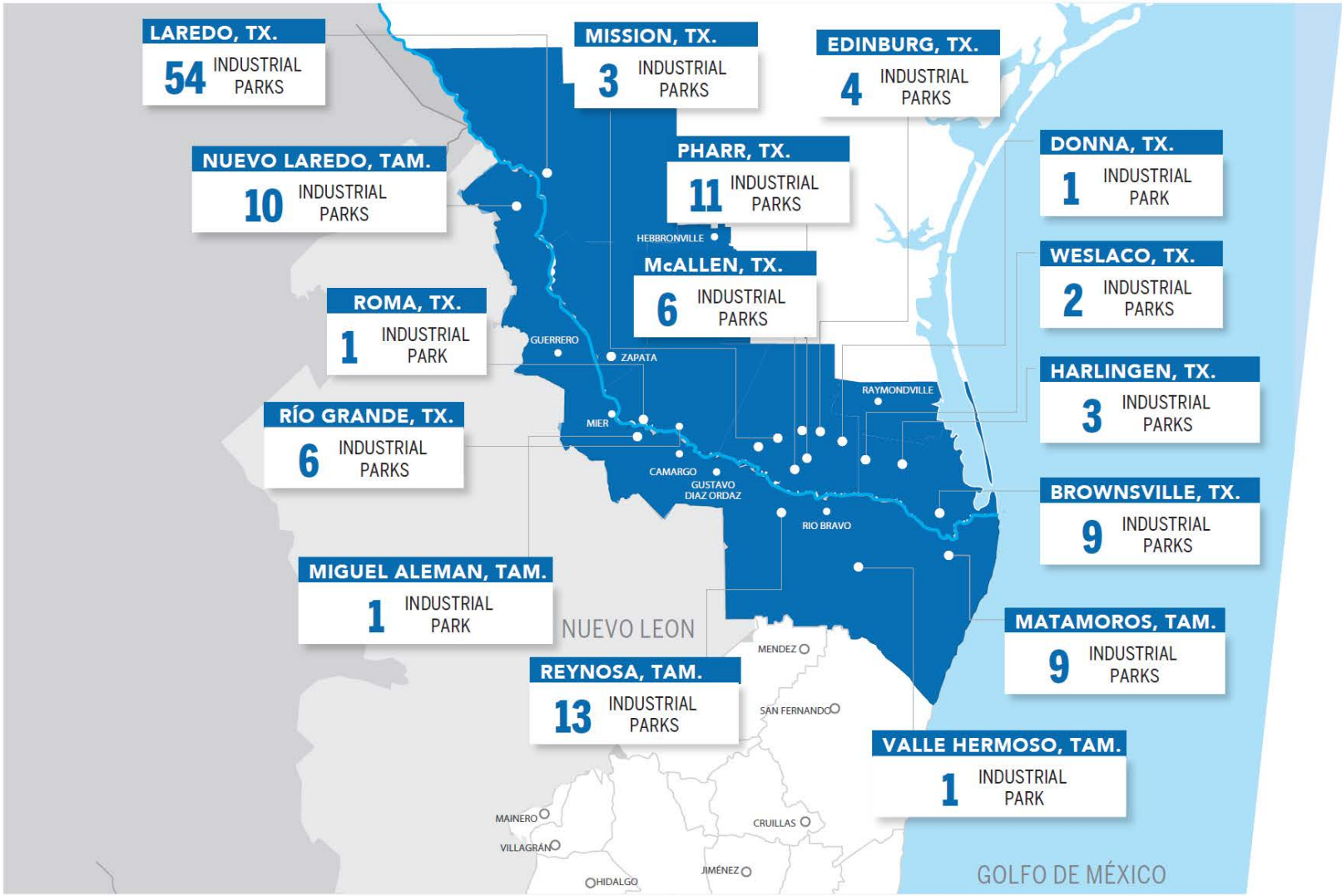


ON THE MEXICAN SIDEL



- Provides service in the northeast and center of the country.
- Two border crossing points with Union Pacific.
- Exchange points with Ferromex and Ferrosur.

INDUSTRIAL PARKS



134

Rio South Texas Region

100

Rio South Texas

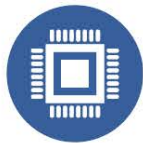
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North Tamaulipas

STRATEGIC SECTORS



Automotive



Electric-
Electronic



Aerospace



Medical

STRATEGIC SECTORS

AUTOMOTIVE



200 companies

(MANUFACTURING AND COMMERCE)



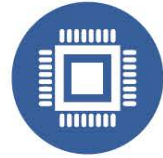
- Boards
- Steering wheels
- Harnesses
- Sensors
- Braking systems
- Security systems
- Air conditioning systems
- Suspension parts
- Galvanized steel sheets

MAIN COMPANIES



STRATEGIC SECTORS

ELECTRIC- ELECTRONIC



93 companies

- Energy and ballasts
- Car radios
- Batteries
- Radio equipment
- Televisions
- Electrical Transformers
- Electrical power supplies
- A/C Accessories
- Manufacture of power tools

MAIN COMPANIES



AEROSPACE



9 companies

- Aircraft turbine
- Undercarriage
- Electric Conectors
- Telecommunication products
- Hydraulic rubber manufacturing
- Valeros for aircraft
- Signal transmitters
- Door sensors
- Energy transfer units

MAIN COMPANIES



CORNING

flex



intertek



AMETEK



SPACEX

MEDICAL



13 companies



- Assembly and manufacturing of medical equipment, catheters, trays, surgical materials.
- Normal and electric wheelchairs, comfortable, railings for stretchers.
- Furniture for the medical industry, manual beds for nurses.
- Catheters, staplers for use in heart operations.

MAIN COMPANIES



Back to the list of Properties

Build to Suit - 26 acre Industrial ...

Corner of Las Milpas and S. Veterans Rd., Pharr, Hidalgo, T...



Details

Analysis

What's Nearby

Featured

PHARR, TX
INDUSTRIAL LOT

BUILD TO SUIT

26 ACS
CORNER OF LAS MILPAS
AND S. VETERANS RD.
PHARR, TX.

HIGHLIGHTS

- Prime Location
- One block from the future 365 Tollway and the International Bridge Trade Corridor.
- Easy access from and to the Pharr International Port of Entry
- Light Industrial Zoning

1 of 1
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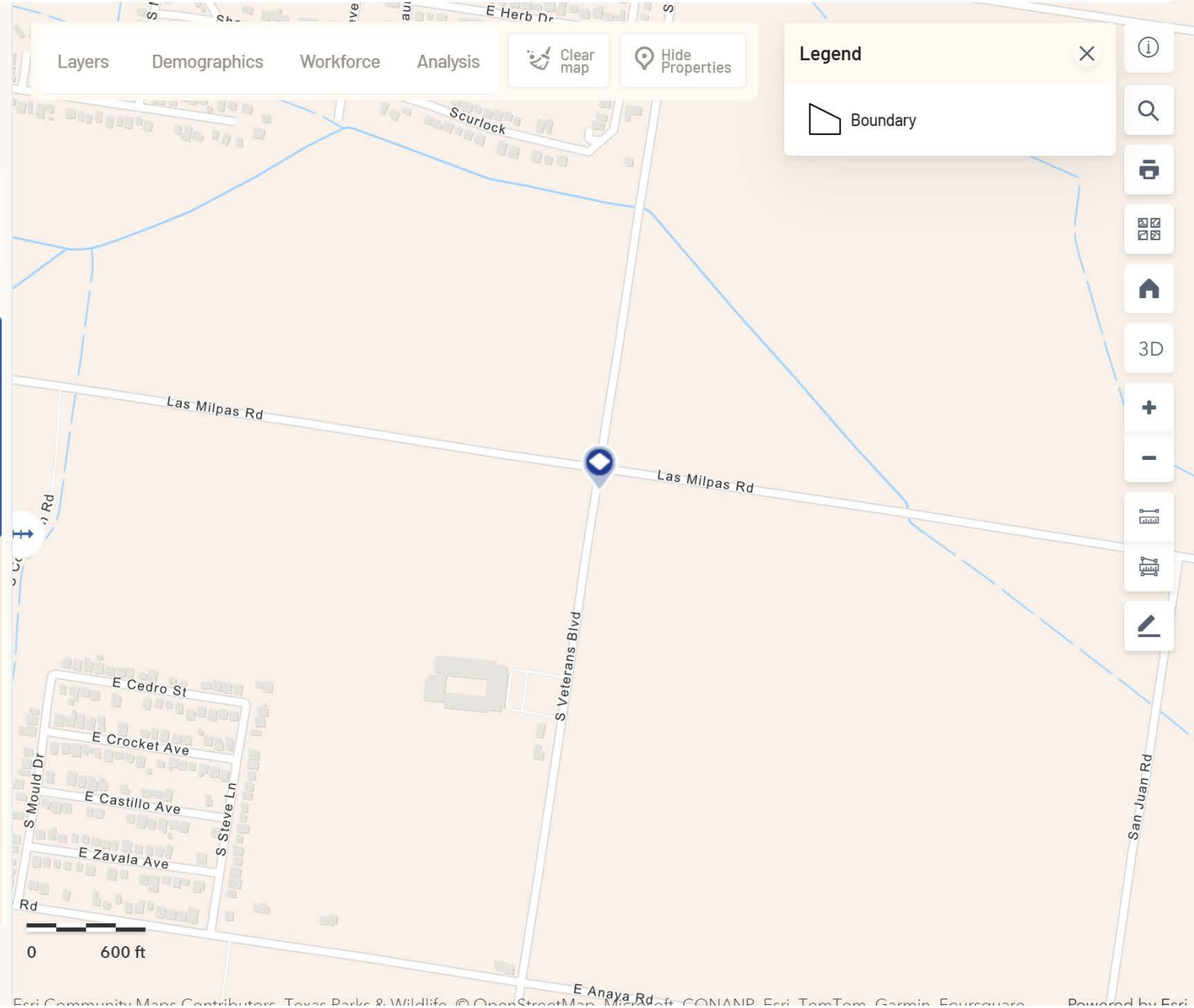
Phone Number
(956) 971 - 3322

Cell Phone
(956) 638 - 9959

Brochure

Property Details

Transportation



Identifican Site Selectors oportunidades de inversión en sur de Texas con beneficio binacional

INVERSIONES, ECONOMÍA & INFRAESTRUCTURA

Viviana Cervantes.  Abril 26, 2024



Participaron; Kylee Garretson de The Austin Company; Nydia Gonzalez, directora fundación



SEIS PASOS PARA PLANIFICAR Y EVITAR CON ÉXITO LOS COSTOS DE LA OBSOLESCENCIA.

Cuando se enfrenta al final de la vida útil de un componente crítico y la obsolescencia de aplicaciones de larga duración, piense en Rochester Electronics.

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